



COLLIN COUNTY

Development Services
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To: Commissioners' Court
cc: Bill Bilyeu, Administrative Services

From: Misty Brown, Development Services

Date: August 3, 2015

Re: Application for Salvage Yard – Arturo's Auto Repair (2468 CR 337)
Environmental Health Inspection/Review for Application

Pursuant to Collin County Court Order 2014-176-03-24 regarding regulation of Junk Yards, Automotive Salvage Yards and Wrecking Yards, Collin County Development Services has performed an Application and Environmental Health review on for the proposed Arturo's Auto Repair.

On July 29, 2015 a Development Services Inspector responded to a citizen complaint regarding a large number of vehicles being moved onto a property with no permit. The Inspector did find that several dozen vehicles (many wrecked and inoperable) had been moved onto the property (see photos in Exhibits). At that time, the Inspector ordered that the property lessee come to Development Services and apply for a permit and to immediately cease bringing vehicles onto the property. Later that afternoon, at least 2 more vehicles were delivered to the property. On July 31, 2015 an application for Junkyards, Automotive Wrecking and Salvage Yards was filed with Fire Marshal/Development Services.

As required, Development Services inspected and reviewed the property and surrounding land area for conflicts with the current Court Order requirements for Junk Yards, Automotive Salvage Yards and Wrecking Yards. The following details requirements for permit approval and the findings from our review and site visit. **Based on the findings, it is the recommendation of Collin County Development Services that the permit NOT be approved, due to an inability to comply with Court Order 2014-176-03-24.**

The location requirements for license issuance are:

1. A junkyard or automotive wrecking and salvage yard may not be located within 50 feet of the right-of-way of a public street or state highway. The distance shall be measured from the public street or road or state highway right-of-way that is closest to the junkyard or automotive wrecking and salvage yard and ending at the fence required by Texas Local Government Code section 396.021.
 - a. **The required fence is approximately 27' from the ROW (measured from the centerline of the road).**
2. A junkyard or automotive wrecking and salvage yard may not be located within the One Hundred Year (100-year) floodplain or floodway, as defined by the Federal Emergency Management Agency (FEMA);
 - a. **No portion of the subject property is within the 100-year flood plain.**
3. The location of the proposed covered business shall not be detrimental to the public health, safety or welfare;
 - a. **There are no catchment/containment systems in place on the property to keep pollutants/contaminants from washing to adjoining properties in the watershed.**
 - b. **The proposed Salvage Yard is within 450' of a large tributary. Based on the contours denoted on the Collin County GIS maps, the subject property will shed runoff into the tributary at 2 different points.**
4. The location of the junkyard or automotive wrecking and salvage yard shall be in full compliance with all federal and state regulations, including the Storm Water Management Regulations promulgated by the United States Environmental Protection Association and shall be at least one thousand (1,000) feet from Waters of the United States as defined by 40 CFR 230.3(s) ("Clean Water Act");
 - a. **The proposed Salvage Yard is within 450' of a large tributary. Based on the contours denoted on the Collin County GIS maps, the subject property will shed runoff into the tributary at 2 different points.**